

To:	Steven Sims	From:	Drainage Team
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Planning App Ref:	PL/2026/00321
Service Ref:	Drainage
Date:	25/02/2026

PROPOSAL

Discharge of condition 2 (materials) ,5 (scheme of discharge of surface water),6 (Disposal of sewage),8 (External lighting scheme) ,9 (Water consumption levels) ,10 (River Avon SAC Mitigation Scheme) for PL/2025/01835 - Remove condition 6 on planning permission 19/04853/FUL which restricts the approved development for holiday accommodation only

SITE LOCATION

Barn Adjacent to 81-82 Barn View, Monkton Deverill, Warminster, BA12 7EX

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location Plan
- Planning Permission PL-2025-01835 dated 02-12-2025
- Schedule of Condition Details for Approval
- Water Efficiency Report
- Wessex Water Sewer Connection Approval dated 26-11-2024

ASSESSMENT OF THE PROPOSAL

Context

In 2025 The LLFA had the following conditions for which information was required before these could be discharged

1. No development shall commence above ground floor slab level until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

Assessment

The applicants manage surface water on the site through two key sustainable drainage measures. According to the Schedule of Condition Details for Approval, all roof rainwater is collected and directed into a 3,000-litre underground Otto Graf rainwater harvesting tank, where it is stored and reused for flushing toilets. In addition, surface water from the parking and turning areas is managed by replacing the previous nonporous concrete with Brett Landscaping's Omega Flow permeable block paving, which enables water to infiltrate naturally into the ground rather than run off; this measure is also detailed in the Schedule under the yard drainage improvements. However, to fully comply with Condition 5, further information is required, including a detailed drainage layout plan as well as infiltration and overflow details for both the rainwater harvesting tank and the permeable paving system.

RECOMMENDATION

Condition 5 cannot be discharged until the following information is submitted and accepted by the LLFA:

- The applicant must provide a comprehensive drainage plan that identifies all existing and proposed drainage features, including levels and gradients, pipe diameters and invert levels, the full routing of gutters and downpipes, the connection to the 3,000litre rainwater harvesting tank, and the designated overflow pathway from the tank.
- The applicant must provide clear exceedance route plan for the extents of the site. The applicant must also confirm where excess water from the rainwater harvesting tank will discharge once the tank reaches full capacity and explain how the system will manage exceedance flows without increasing flood risk to people or property (National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#)).
- Applicant should confirm whether the proposed surface water drainage system relies on infiltration into the ground or whether any part of the surface water is collected and discharged to an alternative outfall, such as an existing drain or drainage system.

It is noted in the Wessex Water correspondence that surface water will be disposed via soakaway. Accordingly, the applicant should provide evidence that Soil percolation tests/soakage tests have been undertaken in accordance with Building Regulations / BRE 365, and confirmation of infiltration rates. (National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#), paragraph 3.14-3.15)

- Evidence or calculations to demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows
 - Half drain time <24hrs
 - Highest groundwater level at least 1m from base of the soakaway
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.

TABLE 25.2 Suggested factors of safety, F, for use in hydraulic design of infiltration systems (designed using Bettess (1996). Note: not relevant for BRE method)			
Size of area to be drained	Consequences of failure		
	No damage or inconvenience	Minor damage to external areas or inconvenience (eg surface water on car parking)	Damage to buildings or structures, or major inconvenience (eg flooding of roads)
< 100 m ²	1.5	2	10
100–1000 m ²	1.5	3	10
> 1000 m ²	1.5	5	10

(National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#), paragraph 3.14-3.17).

- As the Schedule only identifies the product type (Brett Omega Flow permeable block paving), the applicant must provide the key technical specifications including the subbase depth, the infiltration performance of the paving system, the calculations demonstrating the storage capacity of the permeable paving, and confirmation that the design meets SuDS requirements to show that the paving will function effectively for surface water management.
- The applicant must provide cross-section drawings for all proposed surface water features, showing levels, freeboard allowances, and depths, to demonstrate that the drainage system can function hydraulically and that adequate clearances are maintained.

- The applicant shall submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development (National Standards for SuDS: [Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)).

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H. (they should engage with the building control department in order to ensure this).
- The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption of infiltration drainage features.

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)
This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)
These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set out design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.